Greensboro Community Survey: Survey Results

GREENSBORO PLANNING COMMISSION

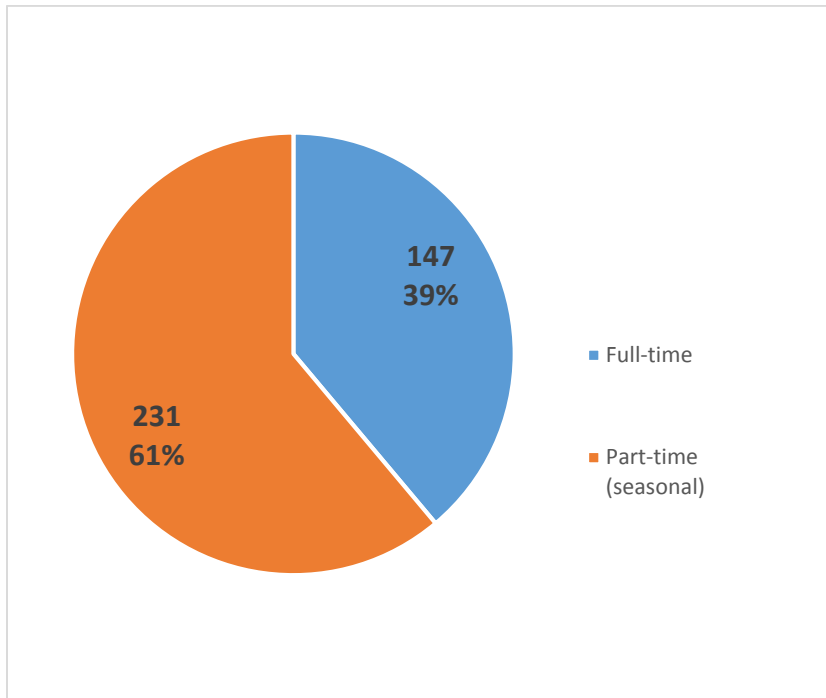# About You and Your Household

1. What is your residency status?

(Responded: 378; Skipped: 3)

- Full-time
- Part-time (seasonal)

147 39%

231 61%

2. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the next ten years?

(Responded: 230; Skipped: 1)

10 4%

36 16%

184 80%

- Yes
- No
- Don't know/Undecided
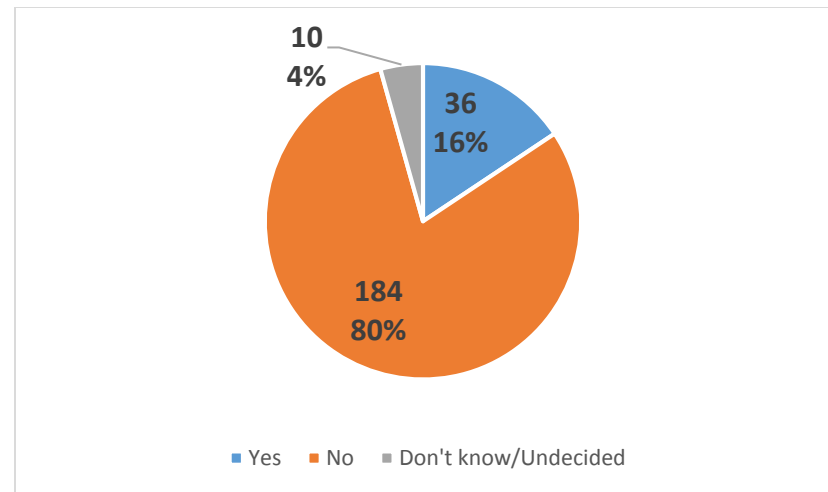
Comment: Open-ended comments suggest that "Yes" was defined liberally by respondents. Two "Yes" respondents, for example, indicated a specific timeframe for becoming full-time. Four "Yesses" were more aspirational, qualifying their answers with "maybe" or similar responses. Two respondents conditioned their responses on availability of internet/electricity.

3. If you are a PART-TIME resident, do other people stay in your Greensboro home at other times throughout the year?

(Responded: 225; Skipped: 6)

- Yes ■ No
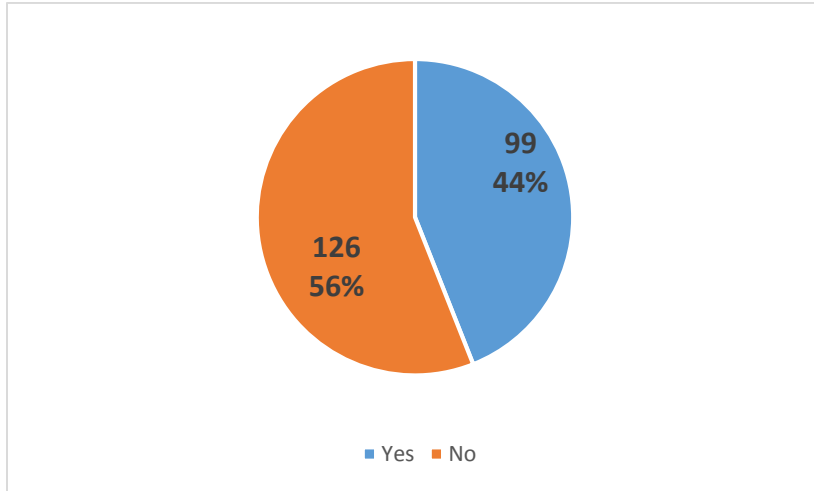
Comment: Respondents were asked to explain their answers, but not all did. Among those who did explain, 26 respondents who said YES, indicated that only family and/or guests stayed with them throughout the year. Nine of the YES respondents indicated that they rented out to others, and another 9 YES respondents were unclear. One YES respondent was a renter.

4. Do you rent or own your Greensboro home? (Part-time respondents only)

(Responded: 228; Skipped: 3)

- Rent ■ Own ■ Other
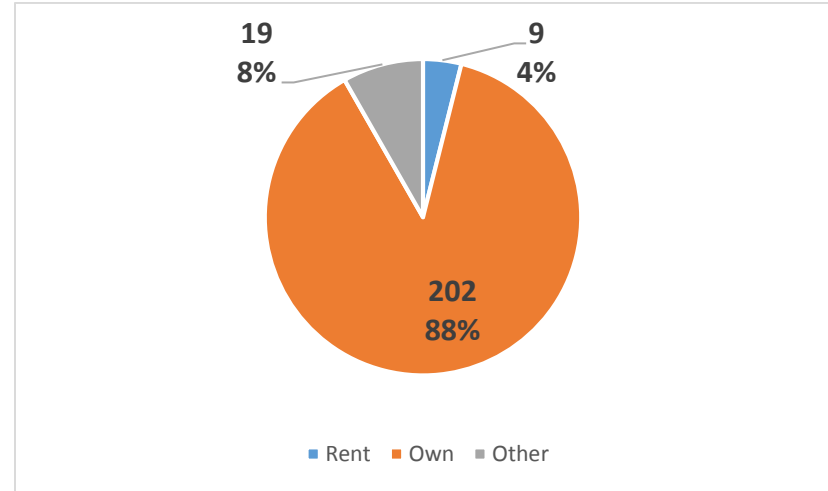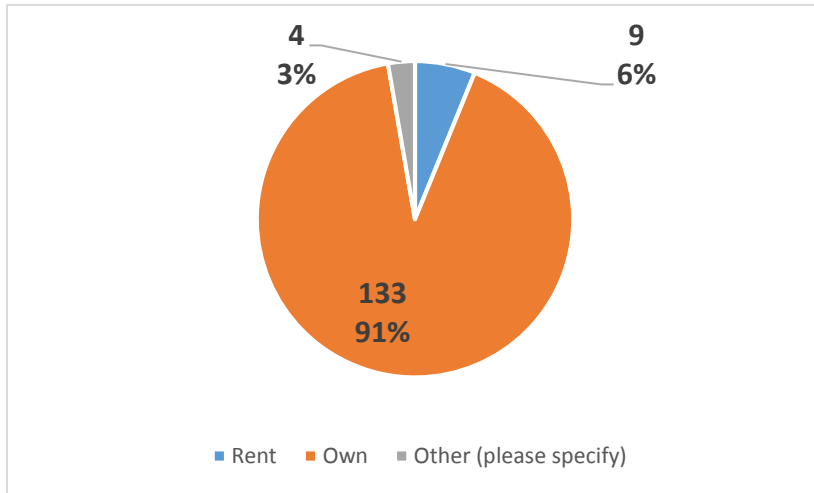
Comment: Among "other" respondents: 9 indicated that they stayed on property owned by other family members; 3 indicated that they held shared ownership of property; 3 indicated that they only held land in Greensboro; 1 was an on-site property agent, and 1 owned one property while renting another.

4. Do you rent or own your Greensboro home? (Full-time respondents only)
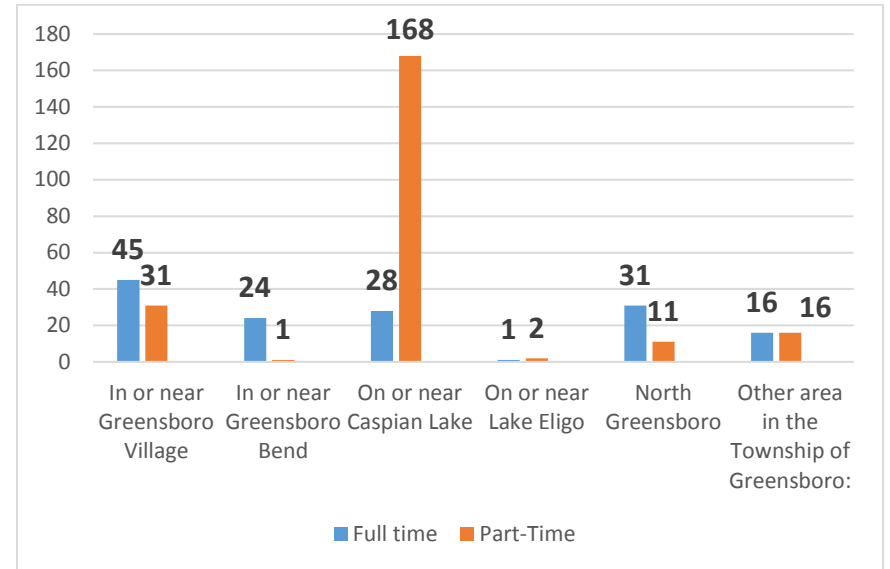
(Responded: 146; Skipped: 1)

Rent ■ Own ■ Other (please specify)

Comment: Among the "other": 2 indicated that they lived in a nursing home, and 2 lived with family.

**5. Where is your Greensboro residence? (Broken out by residency status)**

(Full time residents who responded: 145, Skipped: 2; Part-time residents who responded: 228, Skipped: 3)

6. How many people typically reside in your Greensboro household, including yourself? (Full-time respondents only)

(Responded: 147; Skipped: 0)

Average household size for the full-time respondent was 2.40 persons. "Other" category consisted of respondents who identified themselves as nursing home residents, and one other respondent who appeared to reside in an institutional setting.
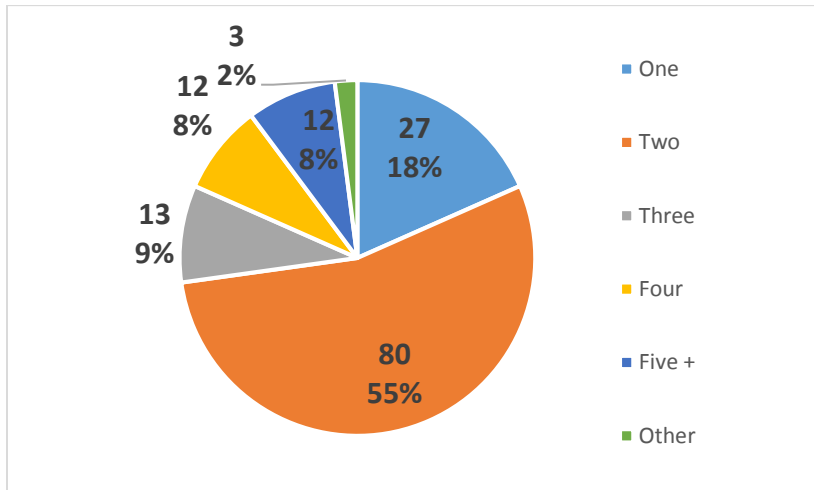
6. How many people typically reside in your Greensboro household, including yourself? (Part-time respondents only)

(Responded: 225; Skipped: 6)

Part-time respondents had far more difficulty pin-pointing a "typical" household size at any given time. 17% indicated that household sizes "ranged" and often significantly, from as low as 0 (not occupied at all) to 25. The mean low end of this range was 2.6 persons, and the mean high end was 6.7. "Other" responses included combined household totals (e.g. multiple properties) where it was difficult to assign any number of range to a specific householdd.
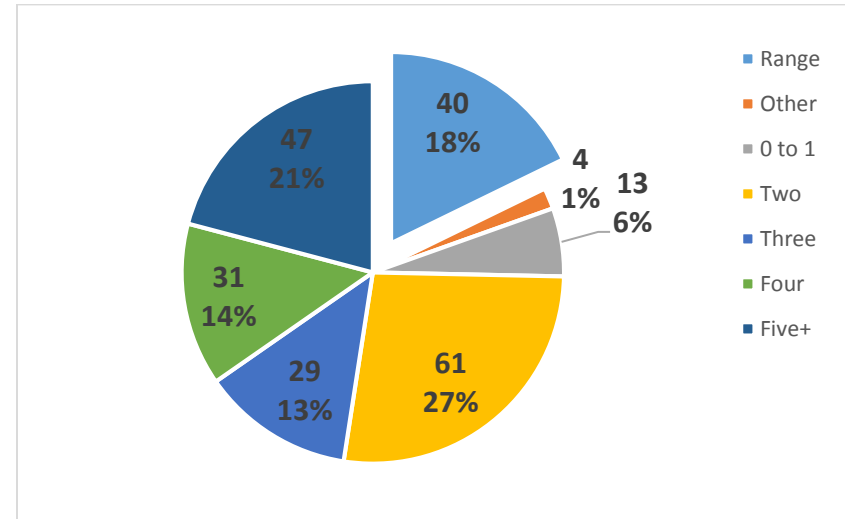
7. How many people in your household, including yourself, are under the age of 18?

(Full-time respondents answered: 139, Skipped: 8; Part-time respondents answered: 221, Skipped: 10)

In general, part-time households were more likely to have children under the age of 18, although the majority of both households had no kids at all.

Full-time

- None
- 1 or 2
- 3 or 4
- Five or More
- Varies
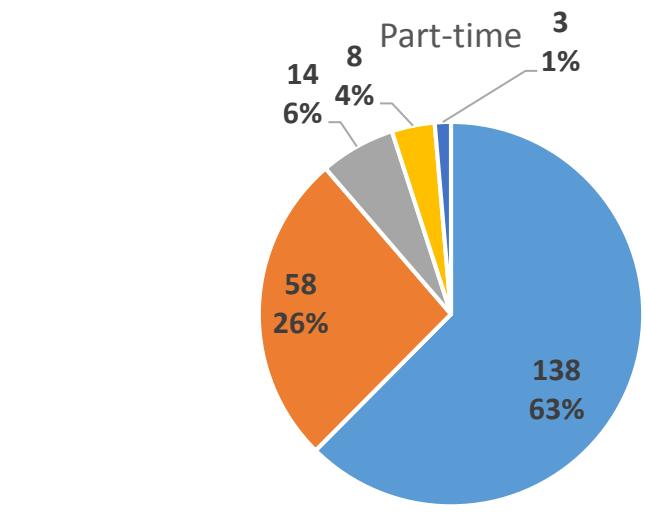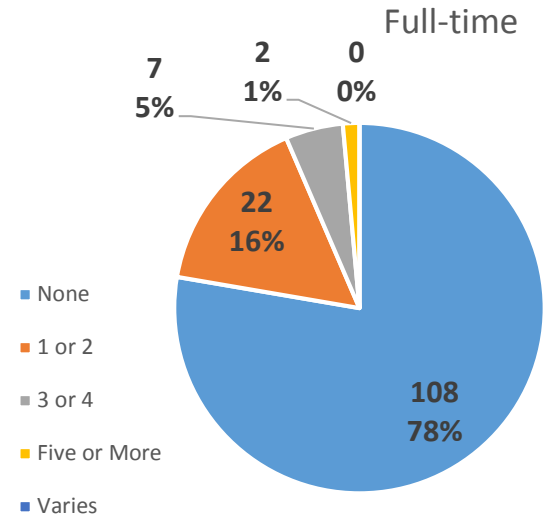
Part-time

8. How many people in your household, including yourself, are over the age of 60?

(Full-time respondents answered: 138, Skipped: 9; Part-time respondents answered: 221, Skipped: 10)

Whether full- or part-time, more than half of all respondent households had one or two people over the age of 60.

Full-Time

3
2%

3
2%

52
38%

54
39%

26
19%

- None
- One
- Two
- Three
- Four or more

Part-Time

11
5%

10
4%

72
33%

94
43%

34
15%
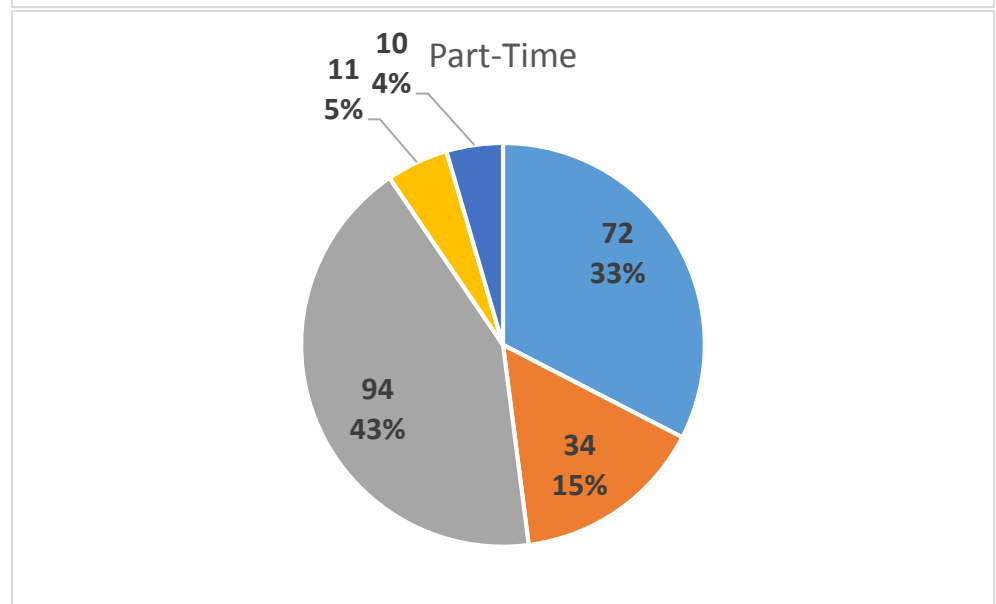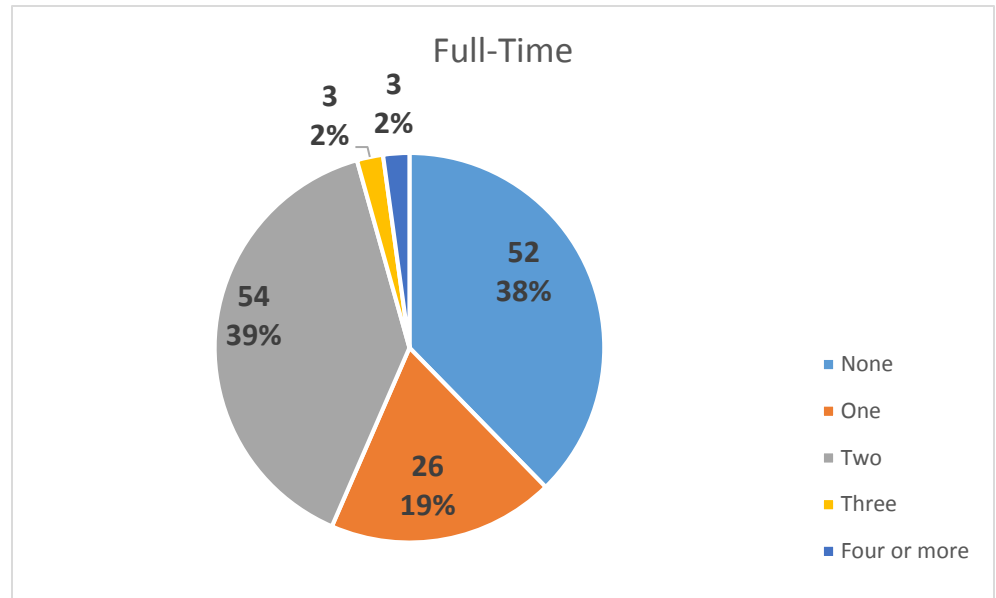
9. If you RENT a home in Greensboro, are you planning to own a home in Greensboro?

(Full-time respondents answered: 7, Skipped: 1; Part-time respondents answered: 9, Skipped: 0)
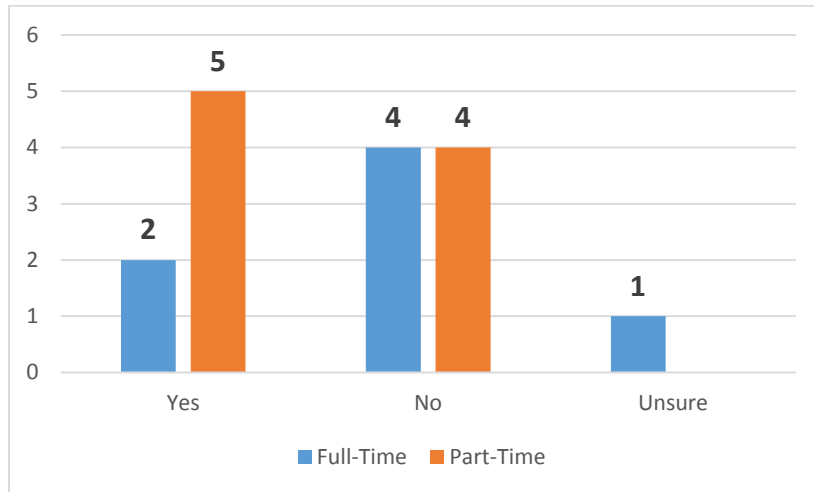
One part-time renter who responded NO, did indicate that owning was on their "wish list."

Residential Development

10. How would you characterize the rate of residential development?

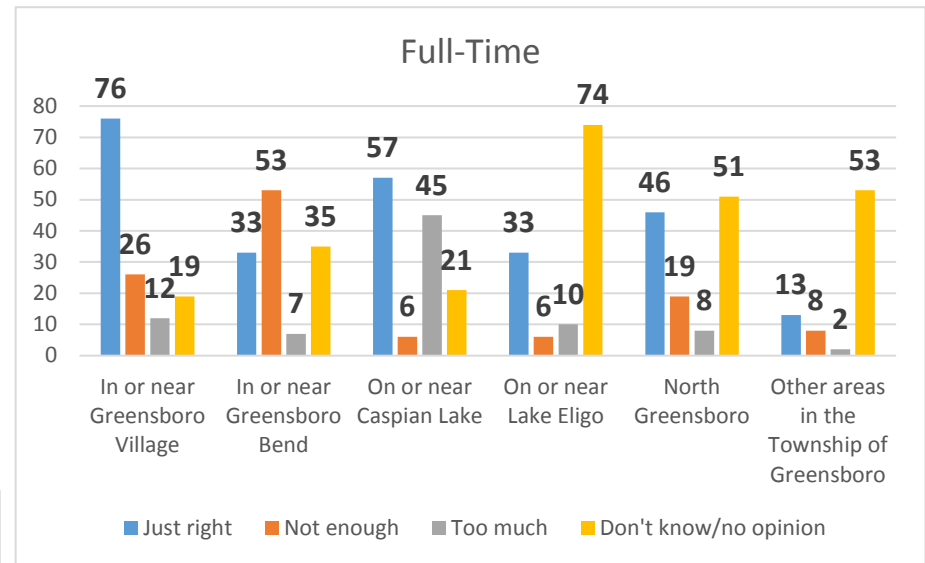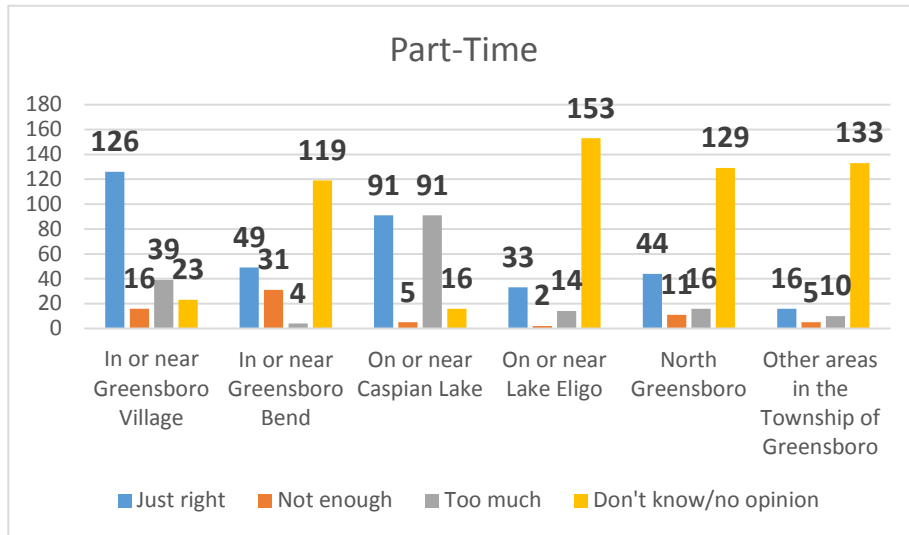(Full-time respondents answered: 133, Skipped: 14; Part-time respondents answered: 208, Skipped: 23) Note: not every respondent rated every geographic area.

In general, both respondent groups felt that the rate of development in or near Greensboro Village was "Just Right," and the rate of development in or around Caspian Lake was either "Just right" or "Too Much."

Neither full- nor part-time respondents felt that there was "Not Enough" residential development anywhere, with the notable exception of Greensboro Bend among full-time residents.

Full-Time

Area	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Village	76	26	12	19
In or near Greensboro Bend	33	53	7	35
On or near Caspian Lake	57	6	45	21
On or near Lake Eligo	33	6	10	74
North Greensboro	46	19	8	51
Other areas in the Township of Greensboro	13	8	2	53

Part-Time

Area	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Village	126	16	39	23
In or near Greensboro Bend	49	31	4	119
On or near Caspian Lake	91	5	91	16
On or near Lake Eligo	33	2	14	153
North Greensboro	44	11	16	129
Other areas in the Township of Greensboro	16	5	10	133

Both respondent groups were least likely to either have an opinion of or know about the rate of residential development in Lake Eligo, North Greensboro, or "Other areas." The latter areas remained largely undefined by respondents. Only one part-time respondent identified Four Corners, while a few full-time respondents identified the Craftsbury Road area, Town Highway 8, Route 16, the Bend Road, and the area north of North Shore Road.

Two respondents voiced some concern over defining the "rate of development" which was seen as "the result of many factors," making it "hard to comment."

11. What types of residential development should be ENCOURAGED in Greensboro?

(Full-time respondents answered: 126, Skipped: 21; Part-time respondents answered: 195, Skipped: 35; Please note that not every respondent rated every geographic area.)

Full-Time: What types of residential development should be encouraged

Legend:
- Single- and two-family homes
- Single and two-family rental units
- Multiunit rentals (3 or more)
- Condominiums
- Clustered housing (grouping in order to preserve open space)
- Specialty housing (e.g. senior housing)
- None of these (No more residential development needed)
- Don't know/no opinion

Part-Time: What types of residential development should be encouraged

Legend:
- Single- and two-family homes
- Single and two-family rental units
- Multiunit rentals (3 or more)
- Condominiums
- Clustered housing (grouping in order to preserve open space)
- Specialty housing (e.g. senior housing)
- None of these (No more residential development needed)
- Don't know/no opinion

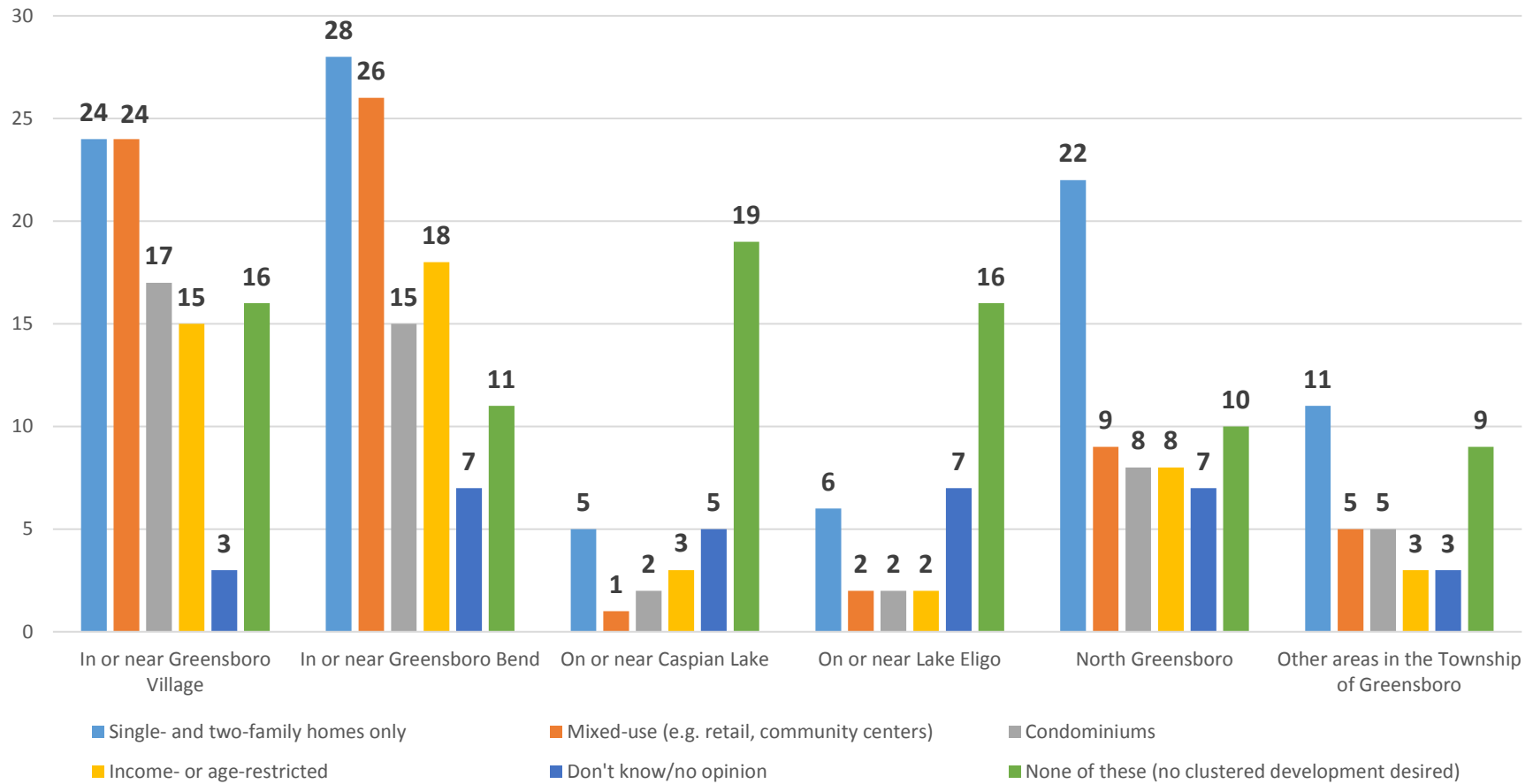| Category	Single- and two-family homes	Single and two-family rental units	Multiunit rentals (3 or more)	Condominiums	Clustered housing	Specialty housing	None of these	Don't know/no opinion
In or near Greensboro Village	94	34	19	13	45	59	59	15
In or near Greensboro Bend	78	37	22	12	41	39	20	33
On or near Caspian Lake	31	3	1	2	8	2	106	7
On or near Lake Eligo	24	7	5	2	9	6	49	44
North Greensboro	58	21	13	10	25	22	27	44
Other areas in the Township of Greensboro	44	16	11	8	26	25	24	41

Both groups were more likely to prefer no more residential development around Caspian, although this sentiment was stronger among part-time respondents. While both respondent groups were likely to favor single and two-family homes in the villages, and to some degree in North Greensboro and "Other Areas", part-time respondents were more likely to have no opinion about the two latter categories. Both groups were more likely to prefer siting rental units in the villages, although there was less support among part-time respondents for these uses in general. Open-ended comment among full-time respondents was more likely to be focused on the need for housing. "I think we need to find ways to encourage your families to settle in Greensboro--financially feasible and in other ways," wrote one full-time resident. "Senior housing would best be located near the village to meet needs of seniors for shopping, town hall, church, library, beach and social interaction" wrote another. Comment from part-time tended to reveal concerns about potential over-development, which in turn could change the character of the community. "No development should be ENCOURAGED there is enough. Greensboro is on the verge of losing what makes it so special." Other part-time respondents wanted to see ways to direct steer future development. "…change does occur and it's not something one can just ignore," wrote one respondent. "Shouldn't change be accepted and nurtured positively? Greensboro Bend seems ripe for some changes, but I don't know enough to say how."

12. IF YOU INDICATED AN INTEREST IN CLUSTER DEVELOPMENT in Question 11 …, what should the clustered development consist of -- and where?
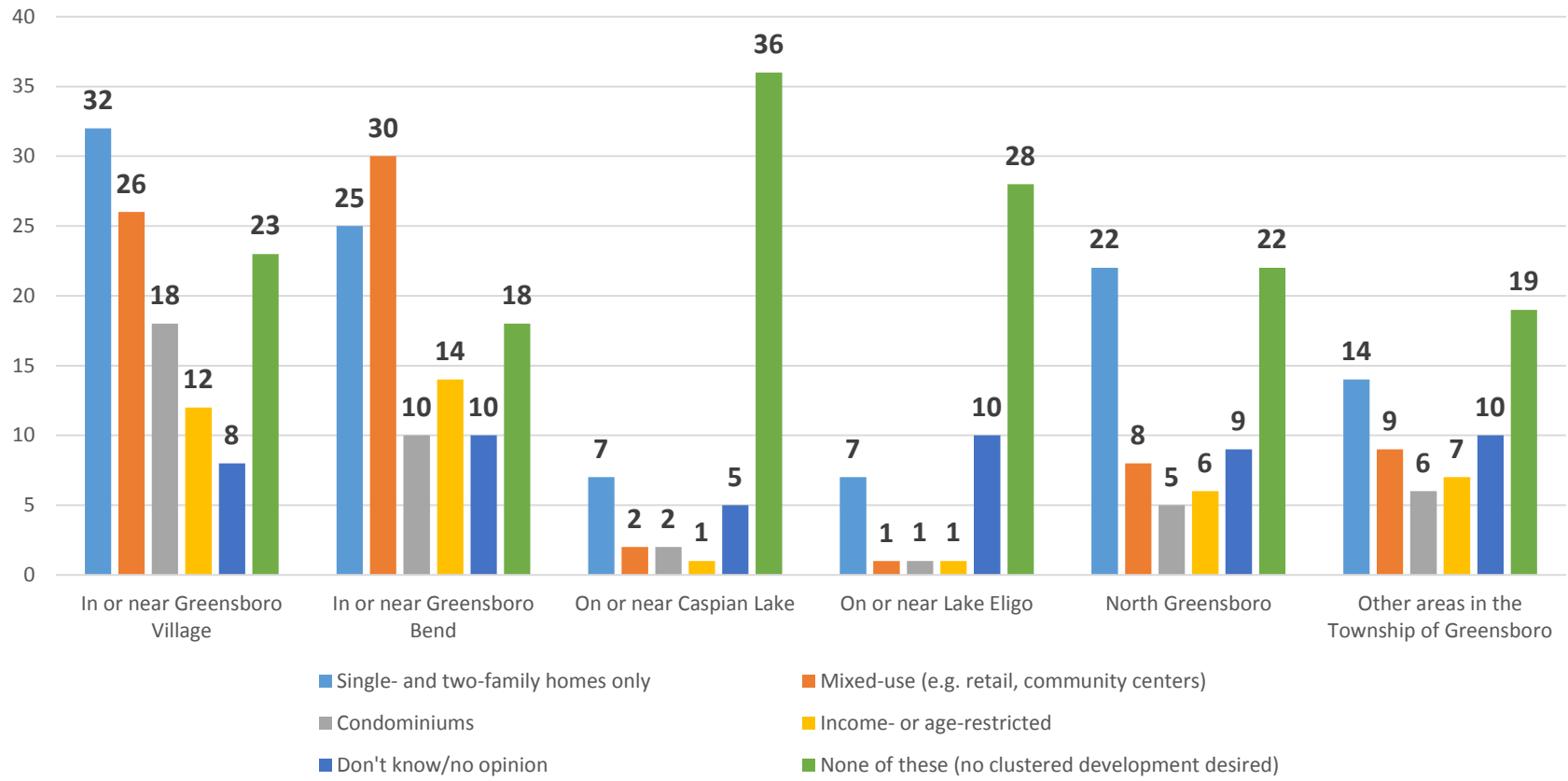
(Full-time respondents answered: 68, Skipped: 79; Part-time respondents answered: 94, Skipped: 137)

Both respondent groups showed the least support for clustered development around either lake. While both groups tended to favor single-and two-family homes, as well as a certain degree of mixed use development in and around the villages, both respondent groups had contingencies that were opposed to clustered development in these areas as well. Full-time respondents were more likely to favor single-and two-family clustering in North Greensboro, while full-time respondents were split on the issue. Open-ended comment among part-time respondents indicated some concern about potential impacts on the town. "I hope you are not envisioning Greensboro as suburbia PLEASE KEEP its rural remote character and feel," wrote one part-time resident. Comment among full-time respondents, while generally more supportive, seemed to suggest that more dialog on the issue needed to take place: "I like the idea of preserving open space and I also feel like I need to have more conversations with folks to make an informed decision about what that could look like that would best support our town's development for future generations."

Full-Time: If you indicated an indicated an interest in cluster development...

Location	Single- and two-family homes only	Mixed-use (e.g. retail, community centers)	Condominiums	Income- or age-restricted	Don't know/no opinion	None of these (no clustered development desired)
In or near Greensboro Village	24	24	17	15	3	16
In or near Greensboro Bend	28	26	15	18	7	11
On or near Caspian Lake	5	1	2	3	5	19
On or near Lake Eligo	6	2	2	2	7	16
North Greensboro	22	9	8	8	7	10
Other areas in the Township of Greensboro	11	5	5	3	3	9

Part-Time: If you indicated an interest in cluster development...

Area	Single- and two-family homes only	Mixed-use (e.g. retail, community centers)	Condominiums	Income- or age-restricted	Don't know/no opinion	None of these (no clustered development desired)
In or near Greensboro Village	32	26	18	12	8	23
In or near Greensboro Bend	25	30	10	14	10	18
On or near Caspian Lake	7	2	2	1	5	36
On or near Lake Eligo	7	1	1	1	10	28
North Greensboro	22	8	5	6	9	22
Other areas in the Township of Greensboro	14	9	6	7	10	19

13. How affordable do you consider your Greensboro residence to be?

(Full-time respondents answered: 125, Skipped: 22; Part-time respondents answered: 197, Skipped: 34)

Both respondent groups provided open-ended comment for this question, indicating that taxes were very high. However, a larger share of part-respondents indicated that their Greensboro residence was barely affordable.
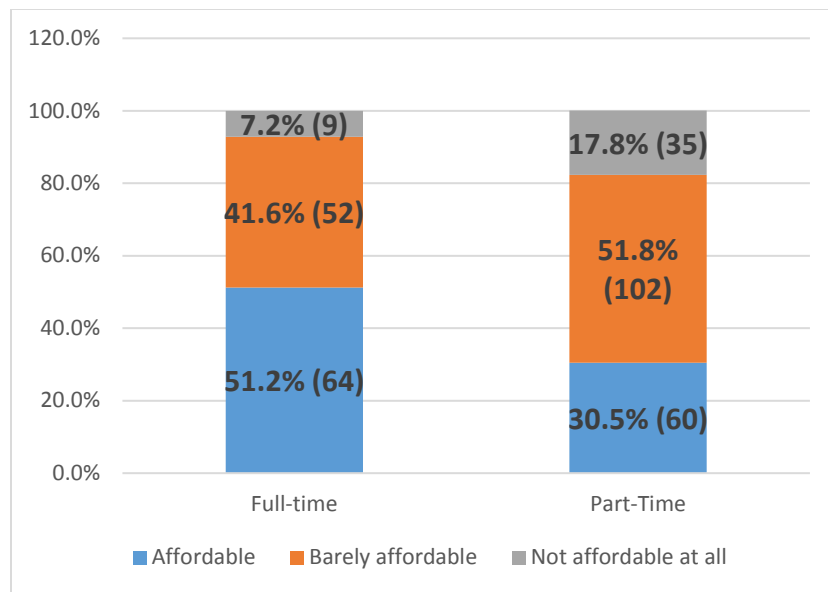
14. What contributes MOST to your housing costs in Greensboro? Select the Top THREE.

(Full-time respondents answered: 133, Skipped: 14; Part-time respondents answered: 203, Skipped: 28)

Both respondent groups found Taxes to contribute the most to housing costs, and mortgage/rent to contribute the least. A disproportionately higher share of part-time respondents selected taxes (96%), compared to full-time residents (89%). Utilities and heating were the second highest contributor for full-time residents, while Maintenance or repairs were the second highest contributor for part-time residents.
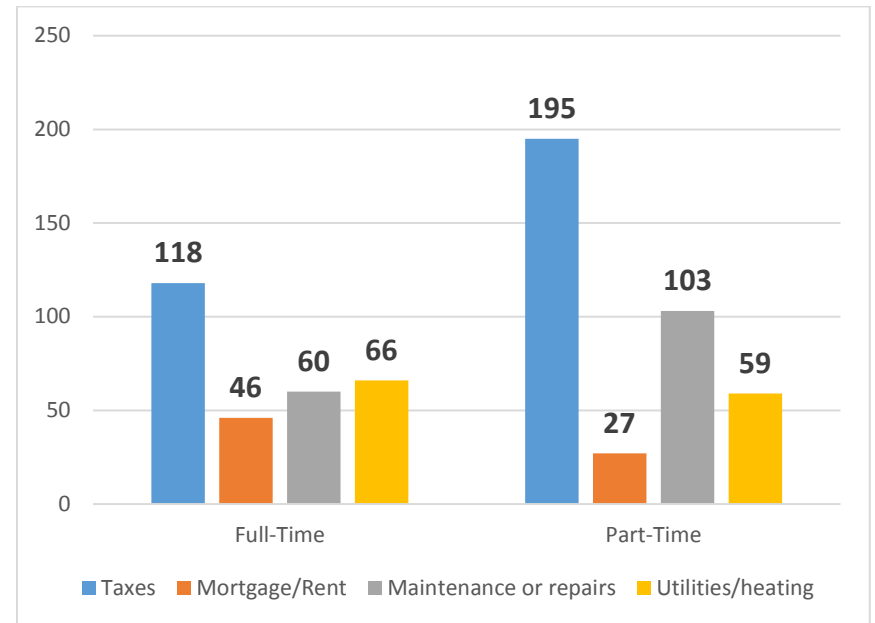
15. How far is your Greensboro residence from your place of work?

(Full-time respondents answered: 130, Skipped 17)

- Fewer than 10 miles
- More than 10 miles, but fewer than 25
- More than 25 miles
- Retired
- Work at home
- Not relevant for unspecified reason
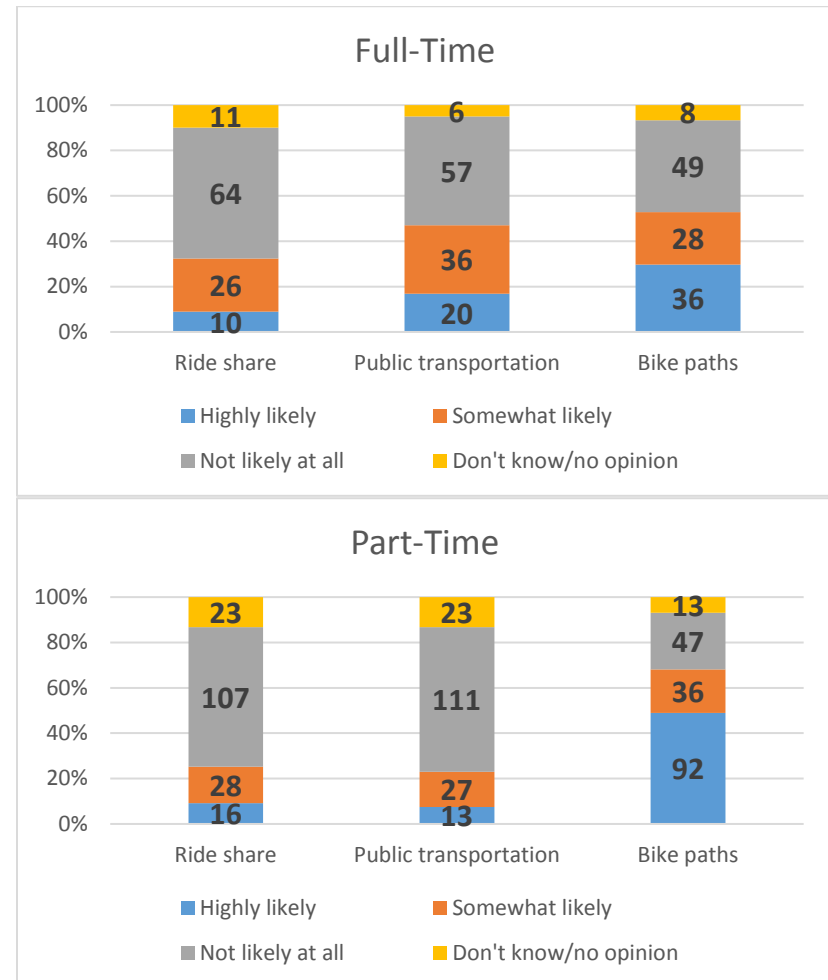
7 5%
21 16%
29 22%
14 11%
15 12%
44 34%
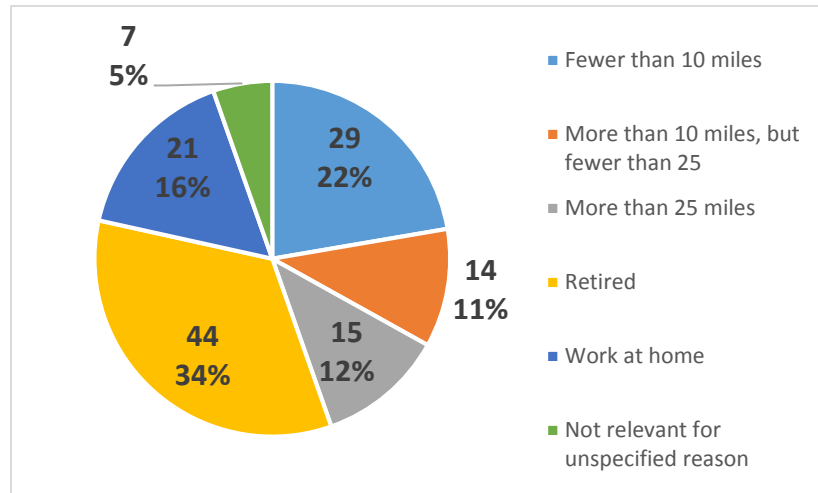
Note: 203 Part-time respondents did answer this question, but 63% indicated that it was not relevant, most often because they were retired or vacationing in Greensboro. Another 35% indicated that the commute was more than 25 miles.

16. How likely would you consider using the following to go to work or errands, IF it were regularly available?

(Full-time respondents answered: 130, Skipped 17; Part-time respondents answered: 192, Skipped: 39) Note: not every respondent rated every option.

Both respondent groups were "Not likely at all" to use any of the transportation alternatives with the notable exception of bike paths. More than half of full-time respondents were either Highly or Somewhat Likely to use bike paths, part-time respondents, more than 60%. Three respondents indicated that although they would not use bike paths, they felt that they would add to the community.

More than 40% of full-time respondents were either Highly or Somewhat Likely to use public transportation. "As I lose the right to drive, then rideshare and public transport become more important," explained one respondent.

Full-Time

	Ride share	Public transportation	Bike paths
Don't know/no opinion	11	6	8
Not likely at all	64	57	49
Somewhat likely	26	36	28
Highly likely	10	20	36

- Highly likely
- Somewhat likely
- Not likely at all
- Don't know/no opinion

Part-Time

	Ride share	Public transportation	Bike paths
Don't know/no opinion	23	23	13
Not likely at all	107	111	47
Somewhat likely	28	27	36
Highly likely	16	13	92

- Highly likely
- Somewhat likely
- Not likely at all
- Don't know/no opinion

Commercial/Economic Development

17. Do you currently operate a business in Greensboro -- or have you in the past (including farming and logging)?

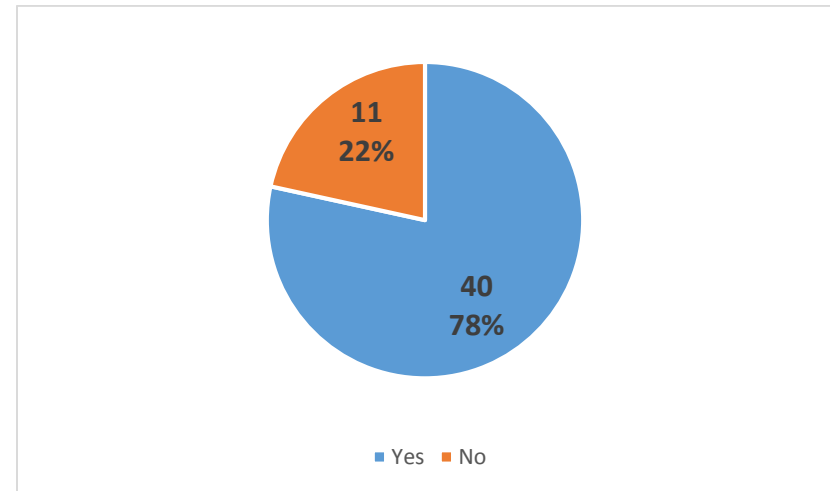(Full-time respondents answered: 127, Skipped 20)

Note: Part-time respondents did answer this question, but the vast majority indicated that they did NOT operate a business in Greensboro. However, 9 part-time respondents indicated that they did (or had in the past). It is unclear what they businesses were, but one part-time respondent indicated that renting out his Greensboro property was viewed as a business.

Full-time respondents were also unlikely to specify their businesses, but four respondents did indicate that they were land-based (farming, sugaring, landscaping, logging), one was a bed and breakfast, and two were finance/real-estate based.
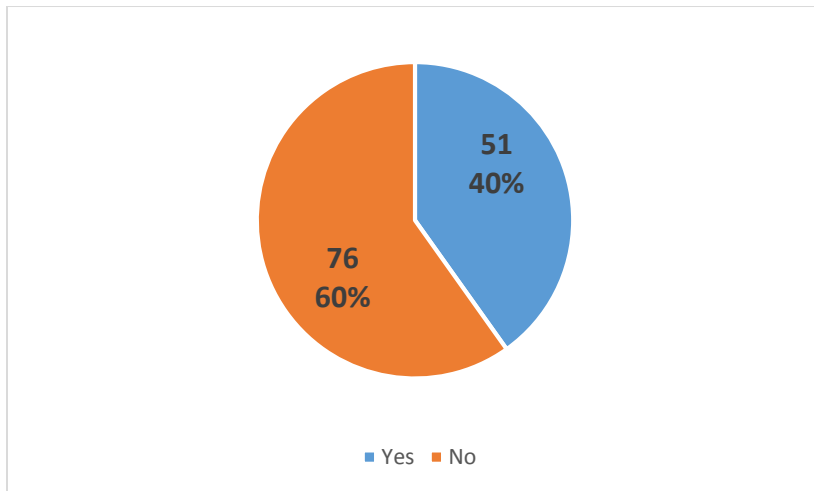
18. Is (or was) your business based out of your home?

(Full-time respondents answered: 51, Skipped 0)

19. How would you characterize the rate of commercial/non-residential development?

(Full-time respondents answered: 122, Skipped: 25; Part-time respondents answered: 196, Skipped: 35) Note: Not every respondent rated every geographic area.

About 42% of full-time respondents felt that the rate of commercial/non-residential development in Greenboro Village was Just Right, compared to about 47% of part-time respondents. The majority (56%) of full-time respondents felt that there was Not Enough in Greensboro Bend, compared to only 33% of part-time respondents. About 22% of full-time respondents felt that the rate at Caspian Lake was Too Much, compared to 34% of part-time respondents. Both respondent groups were least likely to have an opinion for Lake Eligo, North Geensboro, or Other Areas. Only two respondents could specify any "Other Areas" in Greensboro: Tolman Corners and Four Corners.
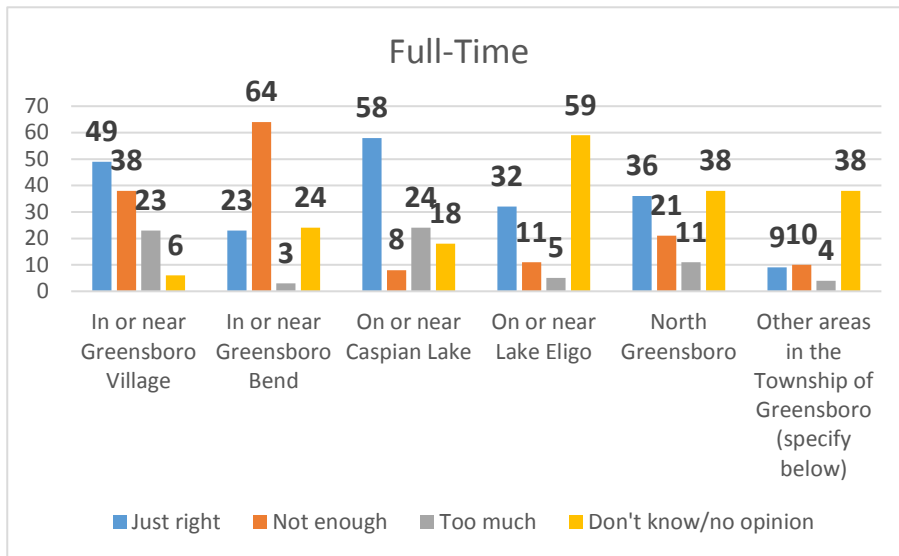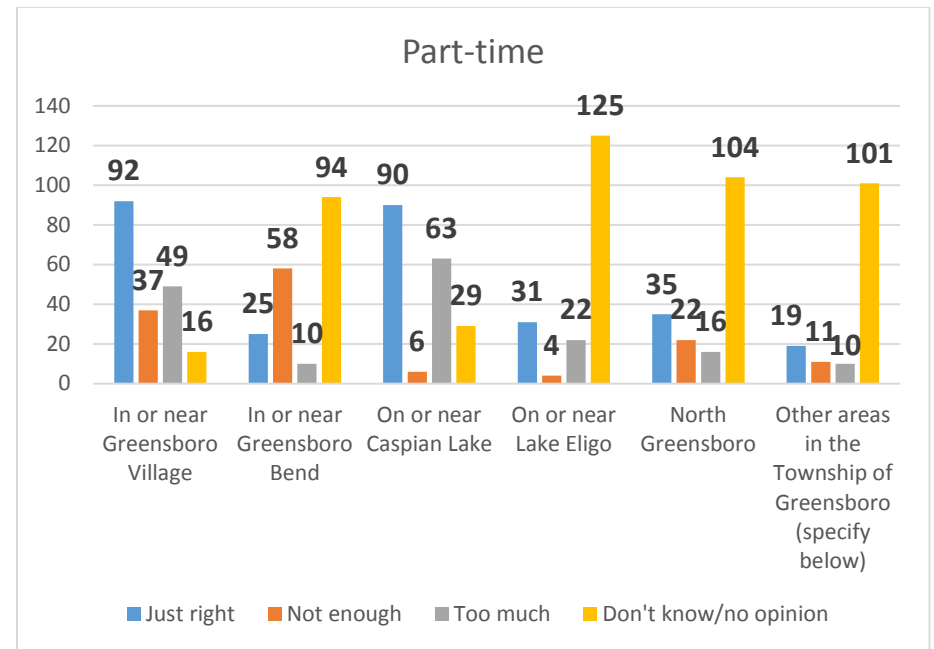
Part-time

Full-Time

20. What types of commercial/non-residential development should be ENCOURAGED in Greensboro?

(Full-time respondents answered: 123, Skipped: 24; Part-time respondents answered: 186, Skipped: 45) Note: Not every respondent rated every commercial/non-residential use.

Both respondent groups indicated a preference toward scale. For example, about 88% of full-time respondents rating home-based cottage industries, indicated that they wanted to encourage them in Greensboro Village. 91% of part-time respondents rating home-based industries indicated that they wanted to encourage them in Greensboro Village, while 72% encouraged them in Greensboro Bend. Both groups indicated strong encouragement of restaurants in the village: 98% of full-time respondents and 89% of part-time respondents.

Open-ended responses indicated some concerns about scale. "I think we [have] just the right amount of industry and businesses in the SMALL town," wrote one full-time respondent. "People need jobs. Who am I to say what kind," wrote another. "Clean jobs, responsible growth."

Part-time respondents also indicated concerns about siting uses with consideration to scale and character. "Having completed this, I do wish to add: don't lose the uniqueness of Greensboro with too much 'development'; retain the unique rural character and community feel," wrote one respondent. "What is already in service (Willeys, Miller's Thumb, Lake VIew Inn, hair salon) is fine," wrote another part-time respondent. "Don't need any more. Other development can be done in Hardwick. Commercial entities, such as
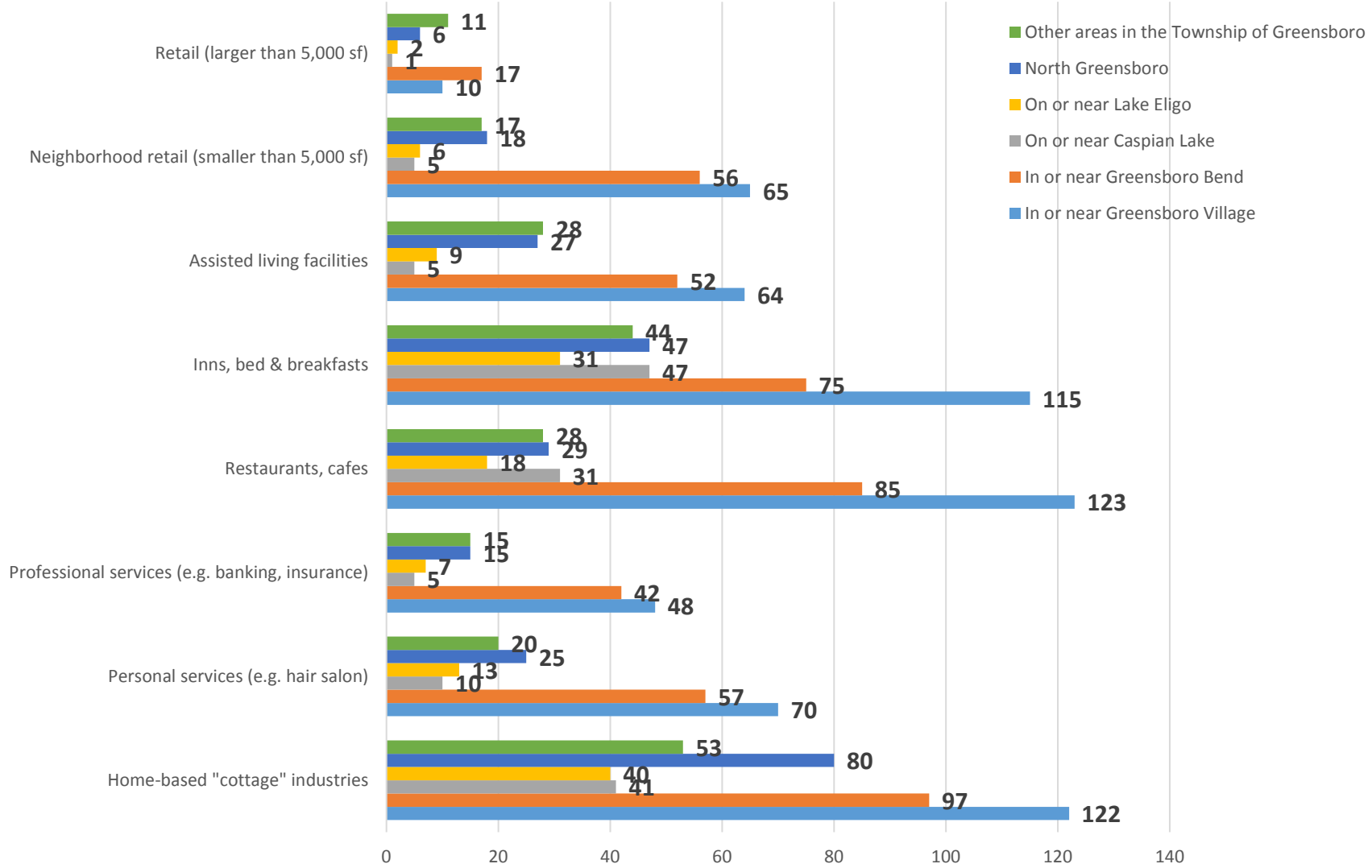
Hillstead Brewery and Jasper HIll Farm are fine where they are. Do not need any more commercial space near Greensboro."

It is interesting to note that although some respondents selected "None of these" for any geographic area nothing prevented them selecting other commercial uses for that same area. Understandably, when this did occur, respondents tended to select smaller-scale uses. For example, 41 respondents selected "None of these" for Greensboro Village. Of this respondent group, 13 also indicated a desire to encourage cottage industries and 9 encouraged restaurants in the village.
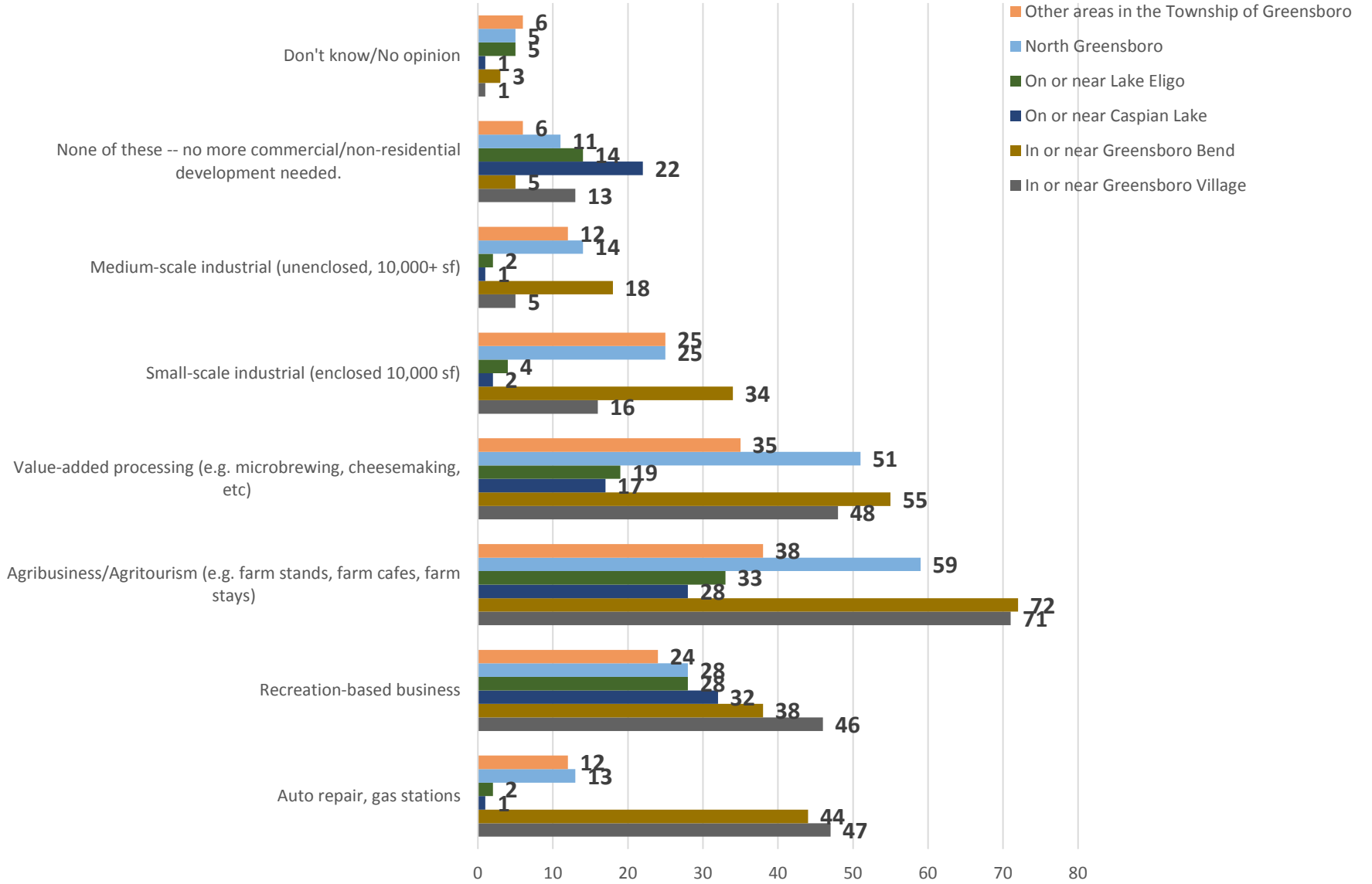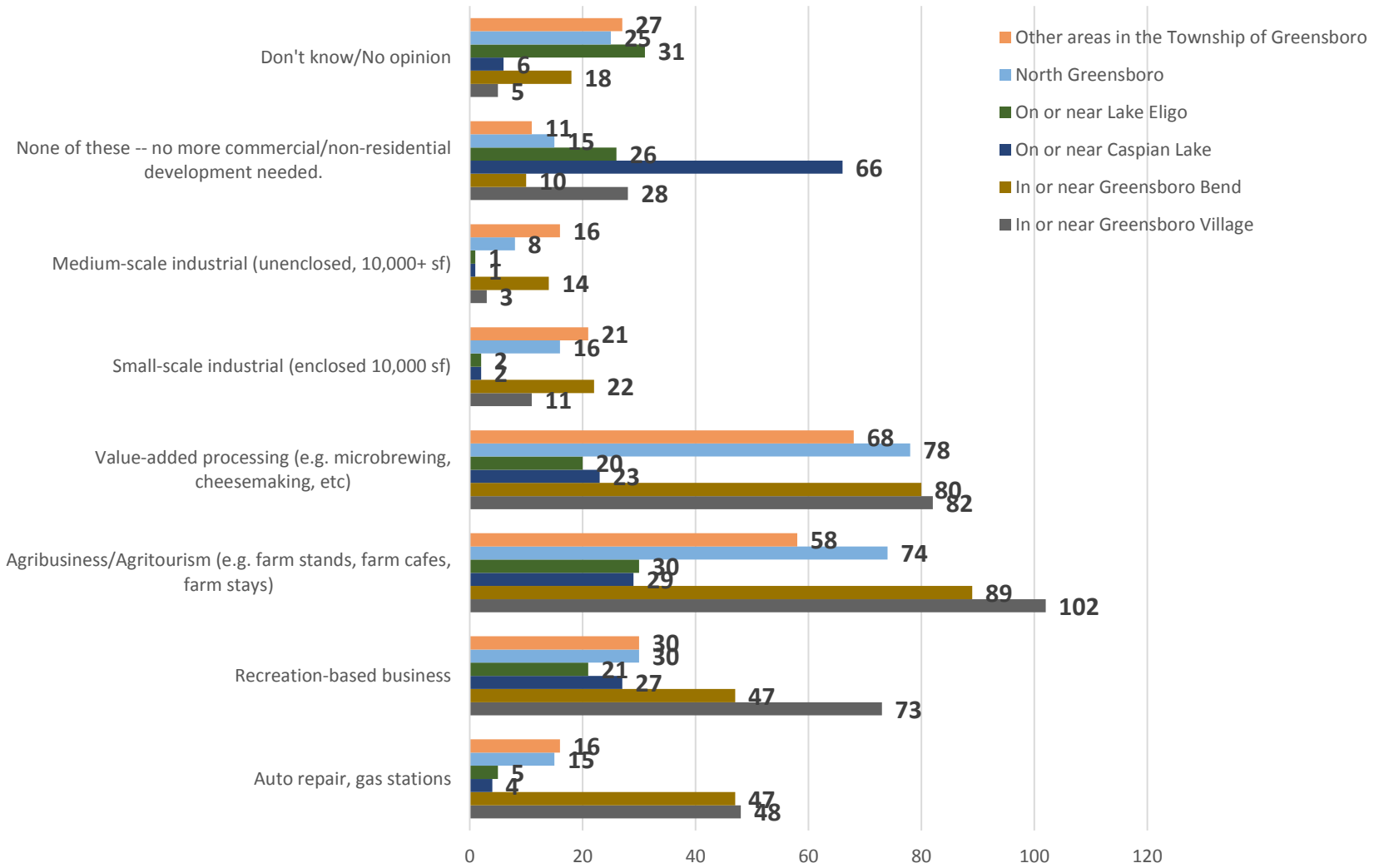
Full-Time

Legend:
- Retail (larger than 5,000 sf)
- Neighborhood retail (smaller than 5,000 sf)
- Assisted living facilities
- Inns, bed & breakfasts
- Restaurants, cafes
- Professional services (e.g. banking, insurance)
- Personal services (e.g. hair salon)
- Home-based "cottage" industries

Other areas in the Township of Greensboro: 9, 13, 17, 27, 19, 13, 20, 43

North Greensboro: 6, 19, 23, 39, 23, 18, 28, 64

On or near Lake Eligo: 1, 4, 9, 25, 14, 5, 14, 33

On or near Caspian Lake: 1, 6, 7, 39, 25, 5, 11, 31

In or near Greensboro Bend: 15, 58, 50, 60, 67, 50, 70, 83

In or near Greensboro Village: 12, 61, 56, 76, 97, 58, 73, 82

Part-Time

Legend:
- Other areas in the Township of Greensboro
- North Greensboro
- On or near Lake Eligo
- On or near Caspian Lake
- In or near Greensboro Bend
- In or near Greensboro Village

Category	Other areas in the Township of Greensboro	North Greensboro	On or near Lake Eligo	On or near Caspian Lake	In or near Greensboro Bend	In or near Greensboro Village
Retail (larger than 5,000 sf)	11	6	2	1	17	10
Neighborhood retail (smaller than 5,000 sf)	17	18	6	5	56	65
Assisted living facilities	28	27	9	5	52	64
Inns, bed & breakfasts	44	47	31	47	75	115
Restaurants, cafes	28	29	18	31	85	123
Professional services (e.g. banking, insurance)	15	15	7	5	42	48
Personal services (e.g. hair salon)	20	25	13	10	57	70
Home-based "cottage" industries	53	80	40	41	97	122

Full-Time

Legend:
- Other areas in the Township of Greensboro
- North Greensboro
- On or near Lake Eligo
- On or near Caspian Lake
- In or near Greensboro Bend
- In or near Greensboro Village

Don't know/No opinion
- 6
- 5
- 5
- 1
- 3
- 1

None of these -- no more commercial/non-residential development needed.
- 6
- 11
- 14
- 22
- 5
- 13

Medium-scale industrial (unenclosed, 10,000+ sf)
- 12
- 14
- 2
- 1
- 18
- 5

Small-scale industrial (enclosed 10,000 sf)
- 25
- 25
- 4
- 2
- 34
- 16

Value-added processing (e.g. microbrewing, cheesemaking, etc)
- 35
- 51
- 19
- 17
- 55
- 48

Agribusiness/Agritourism (e.g. farm stands, farm cafes, farm stays)
- 38
- 59
- 33
- 28
- 72
- 71

Recreation-based business
- 24
- 28
- 28
- 32
- 38
- 46

Auto repair, gas stations
- 12
- 13
- 2
- 1
- 44
- 47

Part-Time

Don't know/No opinion
- Other areas in the Township of Greensboro: 27
- North Greensboro: 25
- On or near Lake Eligo: 31
- On or near Caspian Lake: 6
- In or near Greensboro Bend: 18
- In or near Greensboro Village: 5

None of these -- no more commercial/non-residential development needed.
- Other areas in the Township of Greensboro: 11
- North Greensboro: 15
- On or near Lake Eligo: 26
- On or near Caspian Lake: 66
- In or near Greensboro Bend: 10
- In or near Greensboro Village: 28

Medium-scale industrial (unenclosed, 10,000+ sf)
- Other areas in the Township of Greensboro: 16
- North Greensboro: 8
- On or near Lake Eligo: 1
- In or near Greensboro Bend: 14
- In or near Greensboro Village: 3

Small-scale industrial (enclosed 10,000 sf)
- Other areas in the Township of Greensboro: 21
- North Greensboro: 16
- On or near Lake Eligo: 2
- On or near Caspian Lake: 2
- In or near Greensboro Bend: 22
- In or near Greensboro Village: 11

Value-added processing (e.g. microbrewing, cheesemaking, etc)
- Other areas in the Township of Greensboro: 68
- North Greensboro: 78
- On or near Lake Eligo: 20
- On or near Caspian Lake: 23
- In or near Greensboro Bend: 80
- In or near Greensboro Village: 82

Agribusiness/Agritourism (e.g. farm stands, farm cafes, farm stays)
- Other areas in the Township of Greensboro: 58
- North Greensboro: 74
- On or near Lake Eligo: 30
- On or near Caspian Lake: 29
- In or near Greensboro Bend: 89
- In or near Greensboro Village: 102

Recreation-based business
- Other areas in the Township of Greensboro: 30
- North Greensboro: 30
- On or near Lake Eligo: 21
- On or near Caspian Lake: 27
- In or near Greensboro Bend: 47
- In or near Greensboro Village: 73

Auto repair, gas stations
- Other areas in the Township of Greensboro: 16
- North Greensboro: 15
- On or near Lake Eligo: 5
- On or near Caspian Lake: 4
- In or near Greensboro Bend: 47
- In or near Greensboro Village: 48

Legend:
- Other areas in the Township of Greensboro
- North Greensboro
- On or near Lake Eligo
- On or near Caspian Lake
- In or near Greensboro Bend
- In or near Greensboro Village

Defining and Protecting Greensboro's Community Character

21. The three things I NEVER WANT TO CHANGE about Greensboro are:

(Full-time respondents answered: 102, Skipped: 45; Part-time respondents answered: 166, Skipped: 65); Note: Responses were open-ended, so answers were tabulated by categories.

Full-time responses

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
People	16	Willey's (and other key businesses)	14	Willey's (and other key businesses)	10
Water Quality of Caspian	15	People	9	People	9
Rural Character	12	Open space	8	Open space	8
The Lake	9	Rural Character	7	Water Quality of Caspian	7
Lack of development	7	Caspian Lake Beach	5	School	5
Willey's (and other key businesses)	7	Cultural	4	Cultural	4
Open space	6	Lack of development	4	The Lake	4
Small Town Feel	6	Recreation	4	Recreation	4
Peace and quiet	5	Small Town Feel	4	Rural Character	3
Caspian Lake Beach	3	Water Quality of Caspian	4	Small Town Feel	3
School	3	Limited development on the Lake	3	Barr Hill	2
Cultural	2	Environmental integrity	2	Caspian Lake Beach	2
Village	2	The Lake	2	Limited Traffic	2
Dirt Roads	1	Natural beauty	2	Village	2
Limited development on the Lake	1	Peace and quiet	2	Dark Skies	1
Natural beauty	1	School	2	Dirt Roads	1
Quiet on the Lake	1	Village	2	Environmental integrity	1
		Barr Hill	1	Limited development on the Lake	1
		Dirt Roads	1	Nature	1
		Limited Traffic	1	Quiet on the Lake	1

Part-Time Responses

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
Water Quality of Caspian	37	Water Quality of Caspian	21	Willey's (and other key businesses)	23
Rural Character	17	Willey's (and other key businesses)	17	Open space	15
Willey's (and other key businesses)	12	People	13	Rural Character	13
People	11	Open space	12	Cultural	12
Peace and quiet	10	Peace and quiet	10	Lack of development	10
The Lake	9	Small Town Feel	10	Small Town Feel	9
Open space	9	Lack of development	8	People	8
Natural beauty	8	The Lake	8	Water Quality of Caspian	8
Lack of development	7	Village	8	The Lake	5
Limited development on the Lake	7	Quiet of the Lake	7	Peace and quiet	5
Small Town Feel	5	Caspian Lake Beach	4	Dirt Roads	4
Village	5	Cultural	4	Quiet of the Lake	4
Barr Hill	4	Dirt Roads	4	Limited development on the Lake	3
Caspian Lake Beach	3	Limited Traffic	4	Dark Skies	2
Dirt Roads	2	Natural beauty	4	Limited Traffic	2
Quiet of the Lake	2	Recreation	4	Caspian Lake Beach	1
Cultural	1	Rural Character	4	Natural beauty	1
Limited Traffic	1	Dark Skies	1	Nature	1
Nature	1	Limited development on the Lake	1	School	1
		School	1	Village	1

22. The three things I want to CHANGE about Greensboro are:

(Full-time respondents answered: 101, Skipped: 46; Part-time respondents answered: 145, Skipped: 86); Note: Responses were open-ended, so answers were tabulated by categories.

Full-Time Respondents

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
Taxes	37	Restaurants, cafes, other eating places	15	Taxes	13
Restaurants, cafes, other eating places	30	Unite the community	13	Unite the community	11
Unite the community	16	Sidewalks, walking, cycling amenities	12	Restaurants, cafes, other eating places	10
No large development	13	Taxes	12	More enforcement on the Lake	9
Jobs	11	More enforcement on the Lake	10	Sidewalks, walking, cycling amenities	7
More control on development	11	More control on development	9	More events and recreation opportunities	6
More young people and families	11	Affordability of housing	7	More young people and families	6
Theater	11	Better roads/reduce runoff	6	Better roads/reduce runoff	5
Better cell and Internet	7	Jobs	6	Improve parking	5
Sidewalks, walking, cycling amenities	7	More businesses	6	More control on development	5
Traffic/speeding concerns	7	Traffic/speeding concerns	6	Jobs	4
Noise (ordinances, concerns in village, etc.)	6	Fewer zoning restrictions	5	More businesses	4
Affordability of housing	5	Improve parking	5	More guidance/controls on noisy renters	3
More businesses	5	Lodging (B&Bs, reopen the lodge, etc.)	5	NIMBYism	3
Lodging (B&Bs, reopen the lodge, etc.)	4	Noise (ordinances, concerns in village, etc.)	5	Noise (ordinances, concerns in village, etc.)	3
More events and recreation opportunities	4	Revitalize the Bend	5	Preserve open space	3
NIMBYism	4	More guidance/controls on noisy renters	4	Diversify the community	2
Better connection to the Bend	3	Theater	4	Fewer zoning restrictions	2
Diversify the community	3	More events and recreation opportunities	3	Lodging (B&Bs, reopen the lodge, etc.)	2
Revitalize the Bend	3	More senior housing	3	No large development	2
Sewer	3	NIMBYism	3	Revitalize the Bend	2
Better roads/reduce runoff	2	Preserve open space	3	Theater	2
Fewer zoning restrictions	2	More young people and families	2	Better cell and Internet	1

More enforcement on the Lake	2	No large development	2	More senior housing	1
More senior housing	2	Better cell and Internet	1		
Support existing businesses and farms	2	Better connection to the Bend	1		
Improve parking	1	More services in town	1		
More guidance/controls on noisy renters	1	Sewer	1		
More services in town	1				
Street lights in village	1				

Notes about categories:

"Unite the community" was expressed in numerous ways, among both respondent groups. Some noted the division between full and part-time residents. "More ways to discuss issues between full-time and part-time residents," wrote one respondent. Others felt excluded or under-represented in the decision-making process. "Voting rights for property owners." Others noted the division between the two villages, Greensboro and Greensboro Bend.

"More enforcement on the lake" included desires to see more restrictions on motor boats, speed limits, and littering on the beach," and "limit clear-cutting", while "more controls on development" included desires to limit size, type, and scale of development in the lakeshore area.

"Restaurants" were most likely to specify smaller-sized ventures, such as cafes, or "light fare" places to "socialize" and gather.

Part-Time Respondents

Attribute #1	Count	Attribute #2	Count	Attribute #3	Count
Taxes	30	Taxes	10	More enforcement on the Lake	9
Restaurants, cafes, other eating places	21	More enforcement on the Lake	9	Taxes	9
No large development	10	Sidewalks, walking, cycling amenities	9	Restaurants, cafes, other eating places	6
Theater	9	More control on development	7	Unite the community	6
Jobs	6	Restaurants, cafes, other eating places	7	Sidewalks, walking, cycling amenities	5
More control on development	6	Noise	5	Street lights in village	5
Better cell and Internet	4	Unite the community	5	Jobs	3
Lodging (B&Bs, reopen the lodge, etc.)	4	Fewer zoning restrictions	4	More control on development	3
More young people and families	4	Lodging (B&Bs, reopen the lodge, etc.)	4	More guidance/controls on noisy renters	3
Sidewalks, walking, cycling amenities	4	More businesses	3	Better roads/reduce runoff	2
Diversify the community	3	More guidance/controls on noisy renters	3	More businesses	2
More events and recreation opportunities	3	Affordability of housing	2	More events and recreation opportunities	2
Traffic/speeding concerns	3	Better roads/reduce runoff	2	More young people and families	2
Unite the community	3	Jobs	2	NIMBYism	2
Noise	2	More events and recreation opportunities	2	No large development	2
Affordability of housing	1	More senior housing	2	Noise	2
Better roads/reduce runoff	1	No large development	2	Preserve open space	2
Fewer zoning restrictions	1	Theater	2	Diversify the community	1
More businesses	1	Traffic/speeding concerns	2	Improve parking	1
More enforcement on the Lake	1	Better cell and Internet	1	Lodging (B&Bs, reopen the lodge, etc.)	1
More guidance/controls on noisy renters	1	Better connection to the Bend	1	More senior housing	1
More services in town	1	More young people and families	1	Theater	1
NIMBYism	1	NIMBYism	1		
Preserve open space	1	Sewer	1		
Revitalize the Bend	1				
Sewer	1				

23. What do you think are the top FIVE priorities for the Greensboro Planning Commission?

(Full-time respondents answered: 118, Skipped: 29; Part-time respondents answered: 180, Skipped: 51)

Full-Time	%	Count		Part-Time	%	Count
Protecting the rural character of Greensboro	69.5%	82		Protecting Greensboro's natural resources	88.3%	159
Protecting Greensboro's natural resources	64.4%	76		Protecting the rural character of Greensboro	86.7%	156
Maintaining the school	49.2%	58		Preserving the character of Greensboro Village	78.3%	141
Preserving the character of Greensboro Village	48.3%	57		Maintaining the school	40.0%	72
Attracting more families with children	47.5%	56		Developing a network of recreation trails	34.4%	62
Making housing more affordable	30.5%	36		Attracting more families with children	30.6%	55
Attracting new businesses to Greensboro	29.7%	35		Making housing more affordable	23.3%	42
Developing a network of recreation trails	25.4%	30		Attracting new businesses to Greensboro	19.4%	35
Improving town services	22.0%	26		Improving town services	12.8%	23
Creating more housing opportunities for seniors	22.0%	26		Preserving the character of Greensboro Bend	12.2%	22
Expanding housing opportunities in Greensboro Bend	21.2%	25		Creating more housing opportunities for seniors	10.6%	19
Preserving the character of Greensboro Bend	19.5%	23		Expanding housing opportunities in Greensboro Village	7.8%	14
Expanding housing opportunities in Greensboro Village	16.1%	19		Expanding housing opportunities in Greensboro Bend	5.0%	9
Improving public transportation	9.3%	11		Improving public transportation	2.8%	5

24. What defines Greensboro's rural character? On a scale of 1 to 5 rate each of the following aspects, with 1 being the LEAST defining and 5 being the MOST defining.

(Full-time respondents answered: 118, Skipped: 29; Part-time respondents answered: 185, Skipped: 46)

Attribute	Full-Time Average Rating	Attribute	Part-Time Average Rating
Scenic Vistas	4.59	Peace and tranquility	4.67
Peace and tranquility	4.5	Scenic Vistas	4.62
Sense of community	4.26	Limited noise	4.41
Working farms	4.23	Working farms	4.34
Access to passive (e.g. non-motorized) recreation (e.g. hunting, hiking, x-country skiing)	4.18	Access to passive (e.g. non-motorized) recreation (e.g. hunting, hiking, x-country skiing)	4.3
Abundance of wildlife	4.09	Limited traffic	4.14
Limited traffic	3.88	Sense of community	4.12
Dirt roads	3.86	Dirt roads	4.06
Limited noise	3.78	Abundance of wildlife	4.02
Freedom to do with my land as I see fit	3.29	Dark skies	3.53
Dark skies	3.25	Freedom to do with my land as I see fit	2.52

Three respondents, one full-time and two part-time, identified the water quality of Caspian Lake as defining Greensboro's rural character. Other respondents offered broader perspectives on balancing the need to preserve rural character with the vitality of the community. "I consider working farms a part of rural character, but they more often than not come with noise - a lot of it," wrote one respondent. "Rural recreation often includes snow machines. It's a part of the character of this part of the state, and a way that many of our neighbors recreate. Comes with noise. Do I love it? No. But I find a way to communicate my boundaries with my neighbors in a respectful way. Rural character is about respect and communication, not about utopia." "We need a balance of views, rural, and economic opportunities. I don't want to live in a beautiful, but dead, town," wrote another.

25. What aspects of Greensboro's natural resources should be a planning priority? (Please rank each one on a scale of 1 to 5, with1 being the lowest priority and 5 being the highest.)

(Full-time respondents answered: 115, Skipped: 32; Part-time respondents answered: 184, Skipped: 47)

Attribute	Full-time Average Rating	Attribute	Part-time Average Rating
Protecting water quality in and around our lakes	4.79	Protecting water quality in and around our lakes	4.92
Protecting water quality in and around our streams	4.67	Protecting water quality in and around our streams	4.78
Keeping working lands open and viable	4.42	Keeping working lands open and viable	4.33
Protecting important wildlife and travel corridors	4.12	Identifying environmentally sensitive lands for conservation	4.1
Protecting natural communities (rare plants and species)	3.88	Protecting important wildlife and travel corridors	4.1
Identifying environmentally sensitive lands for conservation	3.83	Protecting natural communities (rare plants and species)	3.89
Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands)	3.74	Making the town more flood resilient (e.g. preventing fluvial erosion, protecting floodplains and wetlands)	3.64

Other natural resources planning priorities included slowing/stopping the spread of invasives (2), preventing stormwater/nutrient runoff, and promoting intelligent logging practices.

26. The top THREE scenic spots in Greensboro are:

(Responded: 261, Skipped 120) Note: There was very little difference between full- and part-time respondents, so answers are not broken out. Responses were open-ended and grouped by category. Many respondents indicated that their own property was the most scenic spot in town! Nevertheless, Barr Hill, general views of Caspian Lake, and various views from the Mountain View Country Club were most cited.

Total times cited	
Barr Hill	215
Caspian Lake	120
Views from the MVCC	44
Long Pond	23
Various views from Greensboro Village	23
Various views from North shore/Lakeshore Roads	20
Campbell's Corner	18
Caspian Beach	15
Gebbie Farm	14
Highland Lodge	14
Views along Breezy Ave	12
Center Road	10
Cook Hill	9
Jaffin Flats	8
Young Farm	7
Perron Farm	7

27. Regarding energy, which of the following statements do you agree with?

(Full-time respondents answered: 116, Skipped: 31; Part-time respondents answered: 179, Skipped: 52)

Full-Time

- There should be carefully considered guidelines for siting small-scale renewables on historic structures: Don't know/no opinion 12, STRONGLY DISAGREE 9, Somewhat agree 36, STRONGLY AGREE 46
- Residential-scale renewables should be encouraged: Don't know/no opinion 5, STRONGLY DISAGREE 6, Somewhat agree 28, STRONGLY AGREE 67
- New development should be concentrated in certain areas to minimize sprawl and reduce automobile use: Don't know/no opinion 8, STRONGLY DISAGREE 10, Somewhat agree 36, STRONGLY AGREE 40
- New residential development should be appropriately sited (e.g. southern-facing exposure): Don't know/no opinion 17, STRONGLY DISAGREE 13, Somewhat agree 44, STRONGLY AGREE 28

Legend: ■ Don't know/no opinion ■ STRONGLY DISAGREE ■ Somewhat disagree ■ Somewhat agree ■ STRONGLY AGREE

Part-Time

There should be carefully considered guidelines for siting small-scale renewables on historic structures.
- Don't know/no opinion: 17
- STRONGLY DISAGREE: 14
- Somewhat disagree: 15
- Somewhat agree: 54
- STRONGLY AGREE: 72

Residential-scale renewables should be encouraged.
- Don't know/no opinion: 12
- STRONGLY DISAGREE: 8
- Somewhat disagree: 10
- Somewhat agree: 56
- STRONGLY AGREE: 89

New development should be concentrated in certain areas to minimize sprawl and reduce automobile use.
- Don't know/no opinion: 14
- STRONGLY DISAGREE: 13
- Somewhat disagree: 17
- Somewhat agree: 53
- STRONGLY AGREE: 77

New residential development should be appropriately sited (e.g. southern-facing exposure).
- Don't know/no opinion: 27
- STRONGLY DISAGREE: 11
- Somewhat disagree: 18
- Somewhat agree: 72
- STRONGLY AGREE: 47

Legend: ■ Don't know/no opinion ■ STRONGLY DISAGREE ■ Somewhat disagree ■ Somewhat agree ■ STRONGLY AGREE

28. Recent legislation and court decisions make it possible for towns to provide specific guidance on certain types of renewable energy installations. Are there certain specifications for ground-mounted solar installations that you would like the Greensboro Planning Commission to consider?

(Full-time respondents answered: 92, Skipped: 55; Part-time respondents answered: 179, Skipped: 52)

Notes: The smallest development selected was determined to be considered the respondent's preferred threshold for siting guidance.

A number of respondents indicated that they did not fully understand the question in open-ended comment. Finally, a large number from BOTH respondent groups skipped this question and Question 29, suggesting that more dialog may be necessary.

Full-Time

	Siting in agricultural soils	Limitations on clear cutting	Screening from public rights of ways	Visibility in key scenic viewsheds	Proximity to residential uses
Projects that cover less than one acre	47	42	40	51	47
Projects that cover 1 to 4 acres (about 100 kW)	39	46	43	47	43
Projects that cover 4 to 7 acres (about 500 kW)	32	41	38	42	41
Projects that cover more than 7 acres	36	45	42	47	41

Part-Time

	Siting in agricultural soils	Limitations on clear cutting	Screening from public rights of ways	Visibility in key scenic viewsheds	Proximity to residential uses
Projects that cover less than one acre	48	57	47	70	54
Projects that cover 1 to 4 acres (about 100 kW)	53	68	67	63	60
Projects that cover 4 to 7 acres (about 500 kW)	48	72	58	59	49
Projects that cover more than 7 acres	48	69	66	63	53

29. Are there certain specifications for wind towers that you would like the Greensboro Planning Commission to consider?

(Full-time respondents answered: 94, Skipped: 53; Part-time respondents answered: 144, Skipped: 87)

Full-Time

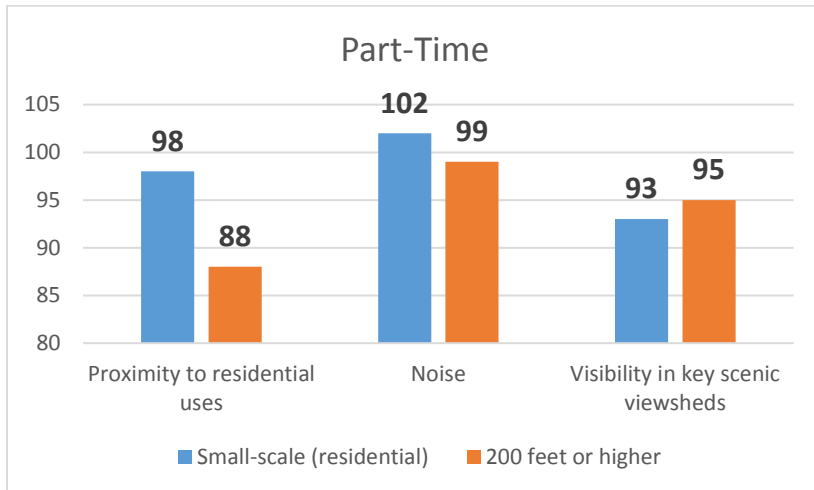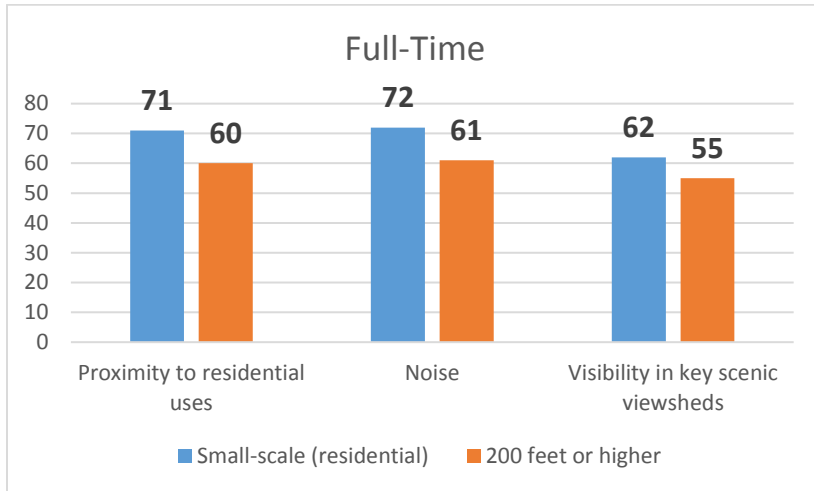Bar chart. Y-axis from 0 to 80.
- Proximity to residential uses: Small-scale (residential) = 71, 200 feet or higher = 60
- Noise: Small-scale (residential) = 72, 200 feet or higher = 61
- Visibility in key scenic viewsheds: Small-scale (residential) = 62, 200 feet or higher = 55

Legend: ■ Small-scale (residential) ■ 200 feet or higher

Part-Time

Bar chart. Y-axis from 80 to 105.
- Proximity to residential uses: Small-scale (residential) = 98, 200 feet or higher = 88
- Noise: Small-scale (residential) = 102, 200 feet or higher = 99
- Visibility in key scenic viewsheds: Small-scale (residential) = 93, 200 feet or higher = 95

Legend: ■ Small-scale (residential) ■ 200 feet or higher

Methodology

The Greensboro Community Survey was developed by the Planning Commission. Postcards with two URLs (collectors to a Survey Monkey link) were mailed to individuals on the voter checklist and to individuals on the Grand List, representing a total of more than 870 addresses. Because EVERY member of every household was encouraged to respond, the postcards provided two collectors. Additional collectors were advertised on posters placed in various spots around town. Paper copies were made available and collected at numerous sites around town: Willey's Store, Smith's Store, both post offices, Greensboro UCC, the Town Clerk's Office, the Greensboro Free Library, and Four Seasons of Early Learning. Of the 381 responses received, 62 were paper copies, which were then entered into the Survey Monkey database. Links to the survey were also distributed on Front Porch Forum.

Postcards were mailed the week of June 20th, with an advertising closing date of July 11th. However, the survey collectors remained open until July 28th, while paper copies were being collected and tabulated.